



City of Santa Barbara
Airport Department

DATE: August 18, 2010
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Red Baron Aviation, LLC

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Red Baron Aviation, LLC, a California Limited Liability Company, for 1044 square feet of office space in Building 312, at 1503 Cecil Cook Place, at the Santa Barbara Airport, effective September 1, 2010, for a monthly rental of \$1,280, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Red Baron Aviation, LLC is a Santa Barbara flight school that has been an Airport tenant in good standing since 2005. The Premises is used for offices, ground school, and the sale of pilot instructional materials and supplies. The use conforms to existing zoning.

Due to remodeling in Building 312, Red Baron will lose the use of a storage closet. The proposed Lease Agreement will adjust the Premises and Rental to conform to the adjusted square footage.

The proposed monthly rental is based on a rate of \$.1.226 per square foot for aviation office space. The rate is comparable to that charged for other buildings on the Airport for aviation use in similar condition.

In addition, Red Baron will pay a pro-rata portion of shared monthly utility charges in the amount of \$67 for water, \$18 for sewer service, \$249 for electricity and \$79 for janitorial services.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map